

**Minutes of the Planning Board of the
Township Of Hanover
September 16, 2014**

Chairman Robert Nardone called the Work Session Meeting to order at 7:05 PM and The Open Public Meetings Act statement was read into the record:

Board Secretary, Kimberly Bongiorno took the Roll Call.

In attendance were Members: Byrne, Deehan, DeNigris, Dobson(arrived 7:08), Ferramosca, Francioli, Nardone, and Pinadella

Absent was Member: Critchley,

Also present was Board Attorney, Michael Sullivan, Township Engineer, Gerardo Maceira

The Chairman reviewed the evening's agenda.

The Mayor discussed the proposed Bayer driveways and road alignment and the demolition of homes.

Discussed eastern end access for Bayer.

Discussed how Bayer would like access and roads to connect to this current site.

Must solve traffic circulation issues before the town can entertain South Campus development.

The Mayor discussed filming of piece about Whippany River with Grant provided by Bayer.

The Mayor discussed Route 24 right of way being returned to the town from the State.

The Mayor discussed that Stan Omland sold Omland Engineering and explained how Mr. Omland will stay on for transition.

The Board wants property maintenance to be addressed at Lowes site.

Chairman Nardone called the Public session to order at 7:31pm and read the Open Public Meetings Act into the record.

The Board Secretary called the roll

In attendance were Members: Byrne, Deehan, DeNigris, Dobson, Ferramosca, Mayor Francioli, Nardone and Pinadella

Absent was Member: Critchley

Also present was Board Attorney, Michael Sullivan, Township Engineer, Gerardo Maceira

Cases Presented

I. RESOLUTIONS TO BE MEMORIALIZED

- 1) **CASE NO.** 14-3-3
 APPLICANT HANOVER BUSINESS ASSOCIATES, LLC
 OWNER HANOVER BUSINESS ASSOCIATES, LLC
 LOCATION: 30 TROY ROAD
 WHIPPANY
 BLOCK: 6902 **LOTS:** 2 **ZONE:** I

Applicant sought permission to install a natural gas standby generator in the lawn area to the rear of the existing building. Application approved August 19, 2014.

Resolution approved as written

Moved by Member Pinadella, Seconded by Member De Nigris

Members Voting “AYE” De Nigris, Deehan, Byrne, Dobson, Pinadella, Ferramosca, Mayor Francioli and Chairman Nardone

Members Voting “NO” None

II. PUBLIC HEARINGS

- 1) **CASE NO.** 13-3-5
 APPLICANT/OWNER Hanover 3201 Realty, LLC
 LOCATION: Sylvan Way @ Ridgedale Avenue
 Cedar Knolls
 BLOCK: 3201 **LOTS:** 1 & 2 **ZONE:** OB-DS

Applicant is seeking final site plan approval for the construction of five buildings totaling 170,550 sf with one of buildings designated as being a 140,000 sf. Wegman’s, surface parking for 1178 cars, onsite storm water facilities, building signs, two driveway signs and two onsite freestanding signs, parking lot landscaping, retaining walls with fencing.
Application adjourned per Applicant’s request letter dated September 8, 2014
Application adjourned to December 16, 2014

Case Carried by Letter to December 16, 2014

Secretary read the letter from Weiner/Lesniak – Dated Sept. 8, 2014 into the record.

- The display window has 112 sq. feet. The lobby has 860 sq. feet. These are all included in the parking calculation.

Mr. Sullivan

- Addressed Mr. Brancheau's report dated Sept. 15, 2014. Providing 244 spaces where the required spaces are 238.

Mr. Chait

- Reviewed the zoning and requirements for parking. They must comply with the restaurant use with regard to parking calculations.

Mr Sullivan

- Stated a variance is not required.

Mr. Ferramosca

- Questioned 3,500 sq. feet being converted into retail lounge but what will happen to the perfume retail area. Questioned smoking paraphernalia and he wants clarification of smoking paraphernalia that will be sold.

Mr. Schwartz

- No walls are being removed. Lite food will be available in the new lounge area.

Mr. Richard Schommer

- Professional Engineer. Sworn by the board attorney.

Motion to accept as expert Professional Engineer by Member Ferramosca and seconded by Member DeNigria.

Accepted by all present.

A-2 – Site Plan Sheet. 1 enlarged and colored.

- Wants to keep the building as is.
- Addressed existing parking spaces. The parking plan shows how the parking could be done to comply.
- Discussed the handicapped spaces. Discussed at this time adding some handicapped spaces. The will convert 4 regular spaces to handicapped parking for a total of 6 spaces to comply with ADA Compliance Requirements.
- Satisfied with the existing parking for the multiple uses in the building.
- Reviewed the planners report dated Sept. 15, 2014. Items A-D and item #2.

Mr. Gerardo Maceira – Township Engineer

- Sworn by Board Attorney. Requested clarification on reconstruction of handicapped spaces so the customer does not have to go out into the lane.

Mr. Schommer

- Reviewed the Engineers report dated Sept. 15, 2014. Will delete the 2 spaces that Mr. Maceira was concerned with.

Mr. Pinadella

- Questioned location of proposed handicapped spaces.

Michael Gaccione – Sworn by Board Attorney

- Michael Gaccione, a representative from JR Tobacco retail operations manager gave reasons for giving up the perfume sales and expanding the lounge area.
- He wants to give Cigar Customers a more comfortable space to sit.
- Whippany is the Flagship store.
- Described other locations.
- Addressed the use of the parking spaces.
- A-3 Photos May 12
- A-4 Photos May 13
- Described the photo dated May 12 and May 13, 2014 by showing the parking spaces and their use by row.

Mr. Ferramosca

- Questioned the retail of the perfume going away
- Questioned smoking related products that are sold are only related to smoking cigars.

Mr. Gaccione

- Responded yes, only cigar related products.
- Addressed the amount of employees. It may only increase by one person if the lounge area is expanded.
- Mechanical Engineer is coming in to assess the ventilation. They will address any issues.

Opened to the public for comments, seeing none, closed to public.

Mr. Chait

- Summarized application.

Mr. Sullivan

- Summarized Conditions.

Motion to approve.

Moved by Member Mayor Francioli, Seconded by Member Byrne

Members Voting “AYE” DeNigris, Deehan, Byrne, Dobson, Pinadella, Ferramosca, Mayor Francioli and Chairman Nardone

Members Voting “NO” None

III. ADJOURNMENT

Meeting Adjourned at 8:30 P.M.

KIMBERLY A. BONGIORNO, LUA.
BOARD SECRETARY
PLANNING BOARD
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY